

# Abilities At Bartons Landing Inc

Executive Director / CEO

June 9, 2026

This analysis benchmarks the total compensation of **Bruce Patterson, Executive Director / CEO** (\$38,173) against **every comparable organization** that fit the selection criteria — **203** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **53<sup>rd</sup>** percentile of comparable organizations within the typical range

**Benchmarked executive:** Bruce Patterson — reported title "PRESIDENT/CEO", a **direct title match** to the Executive Director / CEO role.

## How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (L21).
BUDGET	Total revenue between \$94,541 and \$211,660 — 0.67x to 1.50x the subject's \$141,107 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L21), nationwide + budget 0.67–1.5x revenue.

**203** organizations qualified on sector, size, and geography → **203** within the band form the benchmarked peer set.

## Distribution of comparable compensation



\$10,062	\$18,676	\$35,818	\$59,635	\$68,992	\$38,173
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## ● Comparable organizations

Each figure is Form 990 Part VII columns D + F (reportable pay plus other compensation and benefits; column F may include amounts from related organizations), normalized to FL cost of living (BEA RPP, 2023) and to its filing year (CPI-U); the reported amount is on each linked 990.

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
<a href="#">Titusville Senior Housing Corporation</a>	PA	\$141,182	Chief Executive Officer	\$39,302	<b>\$41,721</b>	2023
<a href="#">Asi Springfield Missouri Inc</a>	MN	\$140,958	President/tr	\$68,006	<b>\$67,687</b>	2025
<a href="#">Community Homes Land Trust</a>	MI	\$141,591	President	\$17,201	<b>\$18,358</b>	2024
<a href="#">Dartmouth Homes Inc</a>	MD	\$140,151	Treasurer	\$28,731	<b>\$27,773</b>	2024
<a href="#">Scarc Housing Inc</a>	NJ	\$140,089	Trustee	\$21,975	<b>\$20,287</b>	2024
<a href="#">Brook View Gardens Inc</a>	OH	\$142,436	Executive Director	\$6,211	<b>\$7,003</b>	2023
<a href="#">Coshocton Area Housing Corporation</a>	OH	\$143,846	Board Member	\$46,496	<b>\$50,918</b>	2024
<a href="#">Roseland Village Inc Nfp</a>	CO	\$143,924	President	\$11,727	<b>\$11,970</b>	2023
<a href="#">Community Advancement Development Corporation</a>	CA	\$138,170	Executive Director	\$116,200	<b>\$103,745</b>	2024
<a href="#">Kansas Supportive Housing Inc</a>	MN	\$137,959	President/tr	\$68,006	<b>\$67,687</b>	2025
<a href="#">Asi Mcalester Inc</a>	MN	\$137,840	President/tr	\$68,006	<b>\$67,687</b>	2025
<a href="#">Independent Living Horizons Four Inc</a>	GA	\$137,656	President/ceo	\$21,151	<b>\$22,638</b>	2023
<a href="#">Henderson Supportive Housing Inc</a>	MN	\$137,394	President/tr	\$68,006	<b>\$67,687</b>	2025
<a href="#">Providence Brown Street Housing</a>	NY	\$137,172	President	\$2,810	<b>\$2,703</b>	2023
<a href="#">Hickory Lane One Inc</a>	MD	\$145,070	Ceo	\$21,608	<b>\$21,504</b>	2023
<a href="#">Nantucket Community Service Inc</a>	MA	\$145,559	Executive Director	\$24,214	<b>\$23,162</b>	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
<a href="#">Specialized Housing Viii Inc</a>	OR	\$136,235	Executive Director	\$11,111	<b>\$10,984</b>	2023
<a href="#">East 100 Housing Development Fund</a>	NY	\$146,193	Ceo	\$4,614	<b>\$4,438</b>	2023
<a href="#">Hempfield Apartments Inc</a>	PA	\$135,971	Ceo	\$18,725	<b>\$19,307</b>	2024
<a href="#">Asi Bledsoe Inc</a>	MN	\$135,503	President/tr	\$68,006	<b>\$67,687</b>	2025
<a href="#">Asi Alexandria Inc</a>	MN	\$135,107	President/tr	\$68,006	<b>\$67,687</b>	2025
<a href="#">Nycha Iii Parent Housing Development</a>	NY	\$147,391	President & Ceo	\$96,272	<b>\$89,947</b>	2024
<a href="#">Ljr Corporation</a>	RI	\$134,715	President	\$52,490	<b>\$53,577</b>	2023
<a href="#">King Hill Apartments Inc</a>	MO	\$134,475	Chief Executive Officer	\$12,500	<b>\$13,688</b>	2024
<a href="#">Asi Longmont Inc</a>	MN	\$148,014	President/tr	\$68,006	<b>\$67,687</b>	2025

**Comp (reported)** is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to FL cost of living and 2023 dollars. Click any organization to verify the figure on ProPublica.

## Methodology

Comparable organizations were drawn from electronically filed IRS Form 990 returns and matched on sector (NTEE code), budget (a size-adaptive revenue band that tightens as the organization grows), and geography (same-state first, broadening only when too few peers qualify); every organization within the band forms the peer set. To compare fairly across regions and years, peer compensation is normalized to FL cost of living (BEA Regional Price Parities, 2023) and to the subject's filing year (CPI-U). The figure benchmarked is Form 990 Part VII, Section A, columns D + F — reportable pay plus other compensation, benefits, and deferred amounts (column F may include amounts from related organizations) — with the chief executive matched by role. Related-organization amounts (column E) and institutional trustees are excluded. Full methodology: [peerbasis.org/methodology](http://peerbasis.org/methodology).

## Sample, role match & sensitivity

PEER COUNT	203 organizations. Compensation range \$286–\$301,838; filing years 2023–2025.
SIZE BASIS	Matched on total revenue (\$141,107); for reference, expenses \$178,200 and assets \$1,235,222.
ROLE MATCH	Bruce Patterson, reported title "PRESIDENT/CEO", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	180 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.

**OUTLIERS** 4 peers fall outside 1.5× the interquartile range — consider whether any reflect one-time payments (severance, deferred-comp payouts).

Sensitivity — the subject's percentile under alternative compensation definitions:

BASIS	SUBJECT PERCENTILE
Total compensation (D + F), cost-of-living + inflation adjusted — the PeerBasis default	53 <sup>rd</sup>
Total compensation (D + F), as reported (no adjustments)	52 <sup>nd</sup>
Reportable pay only (column D), adjusted	0 <sup>th</sup>
All sources (D + E + F), adjusted	94 <sup>th</sup>

If the percentile moves materially across these definitions, the result is sensitive to methodology choices, and the board should weigh which basis best fits its facts.

### ● **Rebuttable presumption of reasonableness · 26 CFR 53.4958-6**

Compensation paid by a tax-exempt organization is presumed reasonable — shifting the burden to the IRS — when three requirements are met. This report supplies the comparability data for the second. The board should record the following in its minutes *concurrently* with its decision:

#### **Draft board minutes – executive compensation**

1. The compensation of the Executive Director / CEO (Bruce Patterson) was approved in advance by [the Board / Compensation Committee], composed of members with no conflict of interest with respect to the arrangement.
2. Prior to its determination, the authorized body obtained and relied upon appropriate comparability data, namely the PeerBasis Compensation Comparability Determination dated June 9, 2026, comparing compensation against 203 similarly situated organizations (Same NTEE sector (L21), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$38,173 is reasonable (approximately the 53<sup>rd</sup> percentile of comparable organizations) and documented the basis for this determination concurrently, on [date], by a vote of [\_\_ for / \_\_ against].

Sources: IRS Form 990 e-file data (apps.irs.gov); IRS Business Master File (NTEE classification). Every figure traces to an original public filing — click any organization above to verify it on ProPublica. PeerBasis is a service of Prismind Analytics; its [methodology is published](#), was commissioned for independent adversarial review, and discloses its own limitations. This report is comparability data to support a board's good-faith determination under IRC 4958; it is not legal or tax advice. Generated by PeerBasis on June 9, 2026.